



THE OLD CHAPEL
KIRKLINGTON ROAD
EAKRING
NOTTINGHAMSHIRE
NG22 0DA

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE OLD CHAPEL

A first-class conversion of a Victorian chapel of a high specification offering an absolutely stunning individual 'one of a kind' period home, with a unique and charming range of interior living space, with dramatic internal architectural features skilfully retained, in a delightful Conservation village setting.

EAKRING

Eakring is a highly regarded Conservation village set in relatively unspoilt countryside between the thriving market towns of Southwell and Newark on Trent, with relatively easy access into the main regional centres of Nottingham, Lincoln and Derby.

SOUTHWELL

Southwell is a historic Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to Burgage Green. Southwell schooling is of a renowned standard across the age ranges and the town offers an ex-tensive range of sporting and cultural activities – together with an active sports centre.

NEWARK ON TRENT

The large historic market town of Newark on Trent offers is the nearest town offering a comprehensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre, marina, cinema and a golf club. Newark is famous for its showground, home to the Newark and Nottinghamshire agricultural society, and landmark venue for numerous important antique fairs and events.

LONDON MAINLINE FAST RAIL SERVICE

There is a fast direct rail link into London Kings Cross from Newark Northgate station in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £675,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Original main entrance – striking stone dressed arch profile doorway with original double doors opening to:

Vestibule

Having original polished floor tiling, internal half glazed double doors with leaded detail and original furnishings opening to:

Inner Hall

Polished floor, column radiator, sealed unit double glazed side window and double doors with stained glass detailing and original furniture opening to:

Main Living Room – Original Chapel Room

10.90m x 6.45m (35'9" x 21'0") *maximum dimensions*

A stunning main open plan living room featuring a superb arched profile original leaded window with a series of five matching leaded translucent windows creating character and atmosphere to the room. Exposed restored original pine flooring. A warming focal point to the room is created by a high-capacity wood burning stove set to a tiled hearth. Original feature pulpit platform. Enclosed shelved cupboard. Attractive original wall panel detailing.

Panelled doorways opening to the original school room.

New glass balustraded staircase rising to mezzanine platform accommodation and first floor landing gallery.

School Room

7.30m x 5.15m (24'0" x 16'9") *maximum dimensions*

An equally impressive large scale reception room being the original chapel Sunday School room – high open vaulted ceiling and exposed structural timber work. Leaded arched profile ornamental windows. Two large column radiators. High-capacity wood burning stove.

Timber panel doors opening to the main chapel room.

In practice this room serves as the day-to-day relaxation area – family room adjacent to the kitchen.



GROUND FLOOR CONT...

Laundry – Utility Room

Extensive range of storage cupboards at base and eye level height complemented by woodgrain effect working surfaces and single drainer stainless steel sink unit. Plumbing for automatic washing machine. Standalone dishwasher. Decorative tiled floor. Enclosed cylinder cupboard housing a high-capacity Gledhill pressurised hot water cylinder. Note; the hot water cylinder was originally installed with future planning in mind such that it has the capacity to connect to a solar panelled energy supply if required subject to electrical and conservation area considerations.

Cloakroom WC

Fitted low flush wc and wall mounted wash hand basin.

Large Single Workshop Garage

Electric light and power facility. Internal doorway connecting to the inner lobby – in practice forming a convenient day to day entrance point into the house. Imposing solid timber doors connecting to the front driveway.

Country Kitchen – Breakfast Room – Day Room

6.20m x 5.80m (20'3" x 19'0")

A spacious well-appointed family kitchen with a traditional Aga cooking range serving as a focal point. The high-capacity full oven Aga serves to provide a local heat source and cooking facility. The Aga is set to a inglenook style brick surround with a pine over mantel beam. Range of painted kitchen cabinets in a contemporary shaker design complemented by granite counter tops. Fitted Belfast sink unit. Matching culinary island with a woodblock countertop. Matching dresser unit with granite countertop integrated wine fridge and display cabinet over. Exposed pine tongue and groove floorboarding.

Two sealed unit double glazed arched profile windows overlooking side courtyard. Half glazed stable design doorway connecting to the exterior garden and courtyard.

Walk In Pantry

A walk in pantry with ample shelving and storage space.





FIRST FLOOR

Remarkable Open Landing – vaulted ceiling lines

Exposed ornamental original roof truss formations and leaded stained-glass fenestration; there being two original arched profile translucent internal windows facing towards the original chapel school room.

Landing Gallery

At the far end of the landing there is a glass balustraded gallery overlooking the main sitting room beneath looking towards a magnificent arched profile original leaded stained glass mullioned window.

Main central landing area has steps down to a lower landing rising in turn to an outer upper landing area.

Bedroom One

7.30m x 3.80m (24'0" x 12'6") – reducing ceiling height

An impressive main bedroom with an exposed apex vaulted ceiling line. Sealed unit double glazed circular porthole window. Sealed unit double glazed shuttered sash window. Range of built in wardrobes and built in storage units in eaves.

Stunning House Bathroom

High grade traditional white suite comprising a cast iron ball and claw foot bath with side pewter mixer tap – hand shower, pedestal wash hand basin, bidet and a high flush wc. Feature exposed brick wall incorporating a circular ornamental mullioned window with stained glass detailing. Polished steel towel rail – radiator. Sealed unit double glazed shuttered sash window. High open vaulted ceiling. Exposed tongue and groove pine floor.

Wet Room – Shower

A large walk in fully tiled wet room with a thermostatically controlled overhead rain shower and glazed splash screen. Central heating radiator.



FIRST FLOOR CONT...

Bedroom Two 4.50m x 3.80m (14'9" x 12'6")
Sealed unit double glazed shutter sash window.
Partially vaulted ceiling line. Access to roof void.
Exposed tongue and groove pine floorboarding.

Main Central Landing Area
Leading to:

Bedroom Three 3.65m x 2.45m (12'0" x 8'0")
High open vaulted ceiling – exposed ornamental roof
truss formations. Exposed tongue and groove pine
floorboarding. Recessed built in wardrobe closet.
Sealed unit double glazed shuttered sash window.

Bedroom Four/Office
4.40m x 2.85m (14'6" x 9'3") *maximum dimensions*
Striking exposed original arched profile wall
incorporating a mullioned circular stone window –
being the opposing side of the window described in
the main bathroom. Sealed unit double glazed
shuttered sash window. Exposed tongue and groove
pine floorboarding.





SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

OUTSIDE

Sheltered Walled Courtyard

Offering a secluded sheltered external seating gravelled courtyard area next to the kitchen with a stone stepped pathway opening to the main garden area.

Outer Garden Area

Featuring a level lawn, raised beds with a built-in garden seat and at the far end a patio area affording a pleasant aspect over an adjacent open meadow and towards the chapel itself. Side arched profile ornamental gate connecting to the frontage gardens.

Enclosed Garden Compound – Decked Storage Area

Housing a garden shed, series of useful covered stores and a high-capacity oil storage tank.

Winding blue brick driveway and upper gravelled parking court leading to the garage.

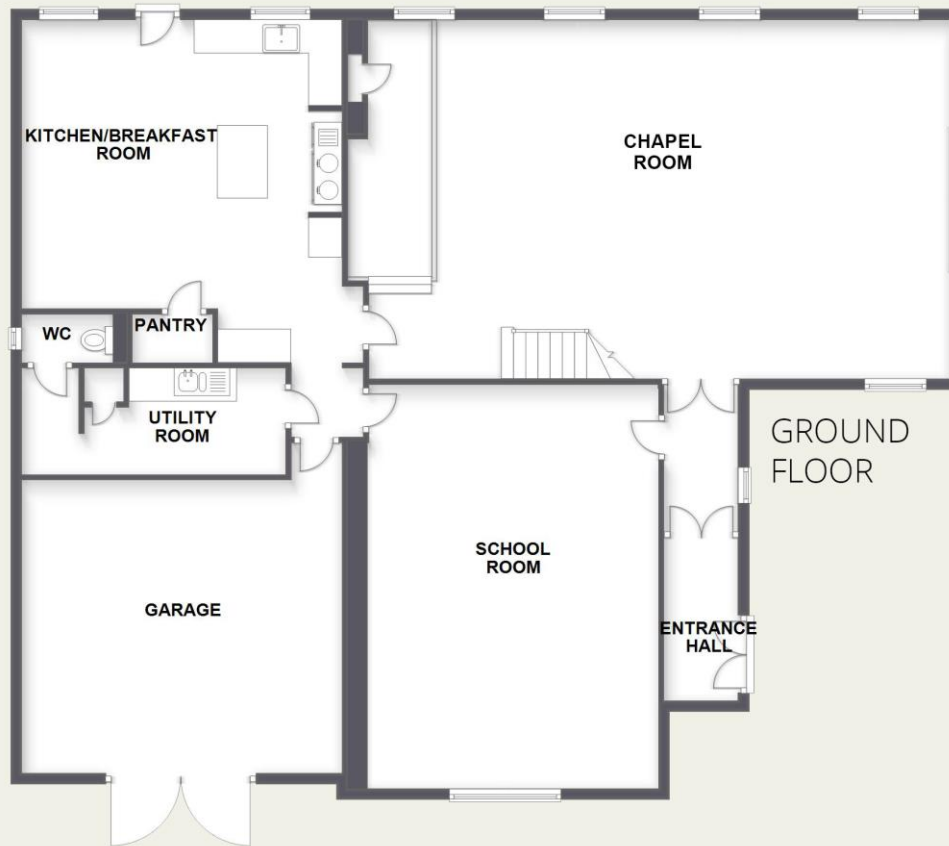
Large Integral Garage

Solid timber double doors, light and power facility. Internal access door connecting to the main house.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains water supply and mains electricity are available. Oil fired central heating circulating to radiators. Mains drainage connection.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Standard 7 Mbps
Superfast 50 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ✓ Three - ● Sky - ✓

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council
Castle House
Great North Road, Newark on Trent
Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING

ARRANGEMENTS

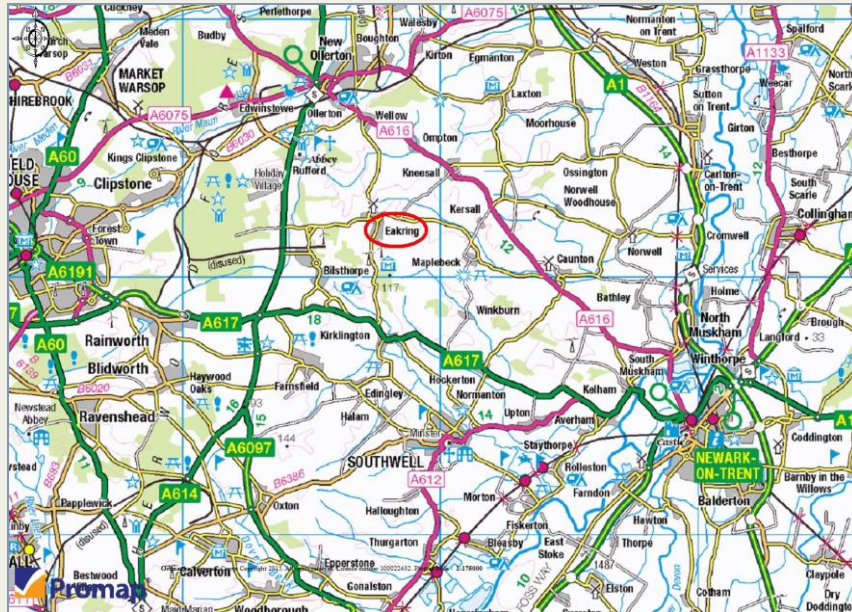
If you are interested in The Old Chapel and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 0360-2575-6410-2224-1251

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874



SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

